



Raymond Road, NEWBURY PARK

£530,000

NO ONWARD CHAIN!! This refurbished, three bedroom, extended terraced house is ready to go! benefits include double glazing, gas central heating, through lounge, newly fitted kitchen, ground floor shower/WC, three first floor bedrooms, first floor bathroom/WC, off street parking and own private rear garden. The property is within Seven kings high school catchment and within convenient walking distance to Newbury Park underground station and major bus routes into Ilford town centre and mainline station with the Elizabeth Line and its major transport links. Priced to sell so please call our Ilford office for an appointment to view.

- NO ONWARD CHAIN
- TWO BATHROOMS
- 58' REAR GARDEN
- FREEHOLD
- COUNCIL TAX - BAND D
- EPC - D

GROUND FLOOR

ENTRANCE

Via opaque bevelled light front door to hallway.

HALLWAY

Double glazed picture and casement window to front, laminate flooring, double radiator, cupboard under stairs, cupboard housing fusebox, wall mounted thermostat control, stairs to first floor.



THROUGH LOUNGE

13' 4" narrowing to 9' 10" x 25' 7" (4.06m x 7.80m)

Double glazed picture and casement window to front, laminate flooring, two radiators, power points.



GROUND FLOOR SHOWER/WC

Tiled floor and walls, chrome towel radiator, back to wall WC, vanity sink unit with mixer tap, fitted storage cupboard, shower cubicle with thermostatically controlled shower over, extractor fan.



KITCHEN DINER

Double glazed picture and casement window to rear, porcelain tiled floor, radiator, range of eye and base units with tiled splashback, recess for fridge freezer, electric oven, gas hob, extractor hood, sink with single drainer and mixer tap, plumbing for washing machine, cupboard housing wall mounted boiler, double glazed door to garden.



FIRST FLOOR

LANDING

Access to loft.

BEDROOM ONE

9' 11" x 12' 6" (3.02m x 3.81m) x 5' 1" x 6' 5" (1.55m x 1.96m)

Double glazed picture and casement window to front, radiator, power points.



BEDROOM TWO

10' narrowing to 6' 9" to alcove x 12' 7" (3.05m x 3.84m)
 Double glazed picture and casement window to rear, radiator, power points.



BEDROOM THREE

6' 4" x 12' 8" (1.93m x 3.86m)
 Double glazed picture and casement window to rear, radiator, power points.



FIRST FLOOR BATHROOM/WC

Double glazed opaque casement window to rear, tiled floor and walls, chrome towel radiator, vanity sink unit with mixer tap, back to wall WC, panelled bath with mixer tap, shower attachment, screen and thermostatically controlled shower over, extractor fan.



EXTERIOR

FRONT GARDEN

Providing off street parking.

REAR GARDEN

58' with patio area, remainder to lawn.



AGENTS NOTE

Our established contacts mean that we are able to recommend professional local conveyancers to buyers. If we do, we may receive a referral fee of up to £150 from the company we recommend.

EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

What's Next?

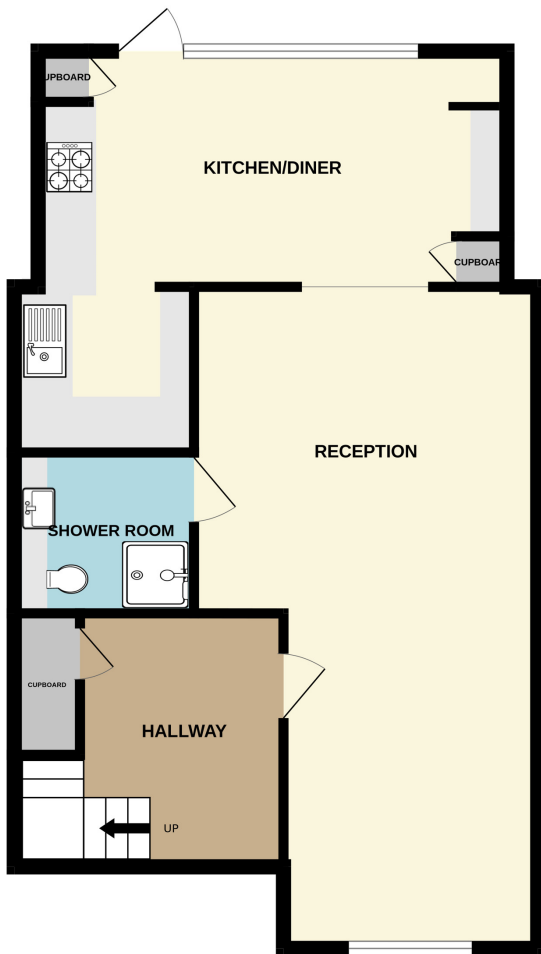
If you would like to view or make an offer please contact Payne & Co on 020 8518 3000

Disclaimer

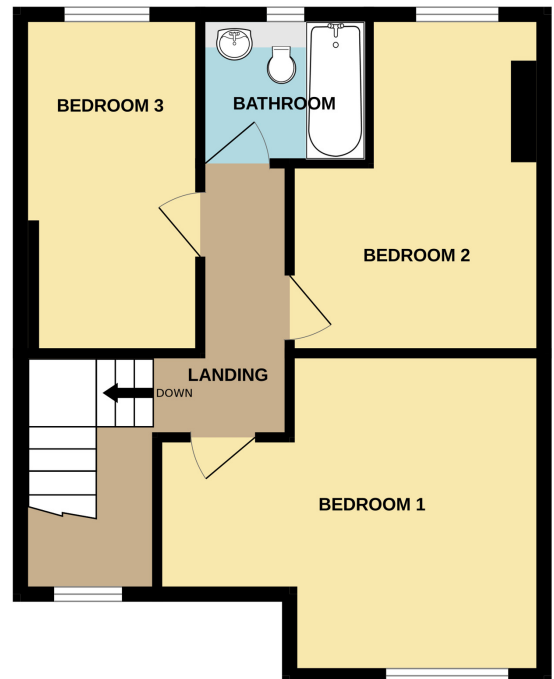
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GROUND FLOOR
652 sq.ft. (60.5 sq.m.) approx.



1ST FLOOR
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA : 1133 sq.ft. (105.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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